



333 Sherman Ave. New Haven, CT 06511

February 28, 2022

Testimony of James Paley, Executive Director
Neighborhood Housing Services of New Haven, Inc.

RE: S.B. No. 14 (COMM) AN ACT CONCERNING HOME ENERGY AFFORDABILITY
FOR HOME BUYERS

Dear Co-Chairs Senator Lesser and Representative Wood, Vice Chairs, Ranking Members and Distinguished Members of the Insurance and Real Estate Committee:

My name is James Paley, and I am Executive Director of Neighborhood Housing Services of New Haven, Inc. I am writing express my support of S.B. No. 14 (Comm) An Act Concerning Home Energy Affordability for Homebuyers.

- Providing an energy label is basic consumer protection. [Energy burden is extremely high in Connecticut](#). Requiring housing energy transparency and disclosure protects vulnerable communities that are disproportionately impacted by energy burden. The energy label informs people of the “total cost of owner/renter-ship,” and allows them to make an informed decision about which home is truly less expensive.
- There are many options for energy labeling, and two of those options are independent of the energy usage habits of the previous residents. Both a Home Energy Score and a HERS Rating are based on the physical attributes of the home that contribute to energy efficiency: insulation, air-tightness, and equipment efficiency.
- CT is a leader in providing [Home Energy Scores](#) through the Energize CT Home Energy Solutions program. A home energy audit is free to the income-eligible and just \$50 for everyone else.
- The physical attributes of a home that impact energy cost also directly tie to occupant health such as adequate ventilation, moisture, and temperature. A highly efficient home is often a healthier home, when done correctly.
- Knowing the energy profile of a home before purchase allows the buyer to roll energy-efficiency upgrades into their mortgage to achieve immediate savings where the energy cost savings are more than the additional monthly mortgage expenses associated with the energy-efficiency work.
- Requiring Homeowners and Landlords to acquire a home energy label raises awareness about energy-efficiency measures that can be taken to make their properties more economically stable for renters and more attractive for potential residents.



Phone: 203.562.0598 Fax: 203.773.9272

www.NHSofNewHaven.org On social media @NHSofNewHaven

NHS New Haven is an Affirmative Action/Equal Opportunity Employer



333 Sherman Ave. New Haven, CT 06511

- There are many programs available that provide incentives and rebates for energy-efficiency work, including, but not limited to, the federal Weatherization Assistance Program, Low-Income Home Energy Assistance Program, Energize CT Home Energy Solutions, the CT Green Bank Smart E-Loans, and the soon-to-be-offered Connecticut Affordable Housing Energy Efficiency Retrofit Grant Program.
- Energy-efficiency work creates and sustains high quality jobs. In Connecticut, [eight out of ten clean energy jobs](#) are in energy efficiency, and we need many more to keep up with current demand and scale-up.

Therefore, I urge you to support S.B. No. 14. Thank you for your attention to this important matter.

Sincerely,

A handwritten signature in blue ink that reads "James A. Paley".

James A. Paley, Ph.D.
Neighborhood Housing Services of New Haven
333 Sherman Avenue
New Haven, CT 06511



Phone: 203.562.0598 Fax: 203.773.9272

www.NHSofNewHaven.org On social media @NHSofNewHaven

NHS New Haven is an Affirmative Action/Equal Opportunity Employer